





# TRACK RECORD

*We've got this.*



*Arlington's can-do spirit has been demonstrated many times over with big initiatives throughout our history.*

GENERAL  
MOTORS

AT&T  
STADIUM

TEXAS  
RANGERS

RIVER  
LEGACY &  
VIRIDIAN

## GENERAL MOTORS



- *\$1.4 billion dollar expansion*
- *1.2 million sq. ft. of plant expansion.*
- *One of the largest employers in North Texas (over 4,000 employees).*
- *Pays \$1 M in wages every day*
- *Produces approximately 1,140 vehicles each day.*
- *Largest car manufacturing facility in the state of Texas.*



# AT&T STADIUM



- 3 million sq.ft. Premier Entertainment Venue.
- AT&T Stadium is a city-owned 105,000 capacity stadium with a retractable roof.
- This world-class venue has held record breaking events and is home of the Dallas Cowboys - one of the most valuable sports clubs in the world.

# TEXAS RANGERS



## Globe Life Park

- 1.4 million sq. ft. 48,114 seats.

## Globe Life Field

- New \$1.1 billion retractable roof, air conditioned ballpark set to open in 2020.

## Live! by Loews

- \$150 million luxury flagship hotel. The 13-story, 302-room is scheduled to open in 2019.





## RIVER LEGACY & VIRIDIAN

### River Legacy

- 1,300 acre urban oasis following curves of the Trinity River.
- 8 miles of paved trails.
- 10-mile mountain bike trail.
- Planned for trails to connect to Fort Worth and Dallas.
- River Legacy Science Center.

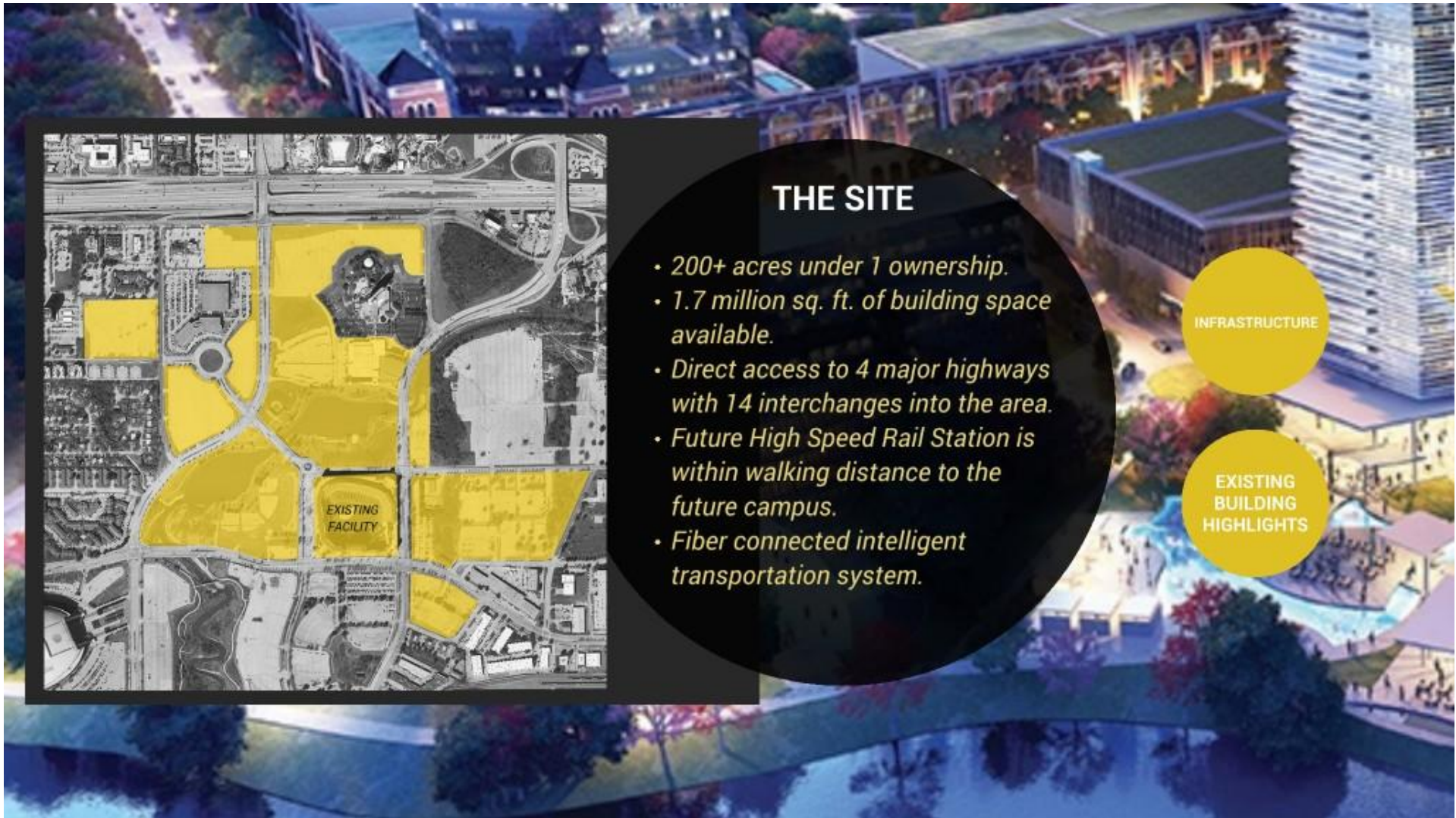
### Viridian

- 2,300 acre master planned community.
- 500 acres of open space, lakes, rivers and wetlands.
- Audubon Certified Gold Signature Sanctuary.
- 8,500 sq. ft. Viridian Lake Club.
- Planned Viridian Village.









## THE SITE

- 200+ acres under 1 ownership.
- 1.7 million sq. ft. of building space available.
- Direct access to 4 major highways with 14 interchanges into the area.
- Future High Speed Rail Station is within walking distance to the future campus.
- Fiber connected intelligent transportation system.

INFRASTRUCTURE

EXISTING  
BUILDING  
HIGHLIGHTS



# INFRASTRUCTURE

- **POWER:** 160 MW total power capacity from four 40 MW substations that are linked by an Intelliteam loop system. Power supplied by 2 feeds.
- **SEWER:** New 48" lines.
- **WATER:** 3 feeds.
- **LAKES:** Irrigation.
- **STORMWATER:** 68" new storm sewer.
- **FIBER:** Multiple providers, each 100G with redundancy, major provider central office less than 2 miles away.
- **COMMUNICATION:** Extensive available underground duct bank with light and dark fiber, multiple providers can manage over 100,000 subscribers at one time.



## EXISTING BUILDING HIGHLIGHTS

- *Over 850,000 sq. ft. of conditioned space.*
- *Two existing office buildings totaling 185,000 sq. ft.*
- *Environmentally clear.*
- *No significant demolition or excavation needed to redevelop.*







# DEVELOPMENT PROCESS

AGREEMENT

START CONSTRUCTION

30 Days

- All permitting done administratively.
- All zoning entitlements in place.
- Start of construction = 30 days.
- Designated team led by Deputy City Manager.
- 24 hour permit review and inspections ( 3rd party or City).







**THE DEAL**

**ARLINGTON**  
THE AMERICAN DREAM CITY

*Arlington is committed to meeting Amazon's schedule for delivery. Construction can start within 30 days following agreement.*

TAX ABATEMENT
BUILDING & IMPACT FEE WAIVERS
ARLINGTON HIRING GRANT
LAND & DEVELOPMENT GRANT
Transfer of Unencumbered Development Rights (UDR)
Existing Ballpark Building
PARKING
ADDITIONAL SITE VALUE
SUMMARY OF INCENTIVE OFFERING
QUESTIONS





## TAX ABATEMENT

- Value: \$475,000,000.
- 100% exemption on Real and Business Personal Property for 10 years (maximum term under Texas law) for City tax rate.
- Each phase of construction will have a 10-year, 100% property tax abatement from city, county, hospital, and college taxing districts.
- Guaranteed.

**APPROVAL  
PROCESS**




## APPROVAL PROCESS

Tax abatement agreements must be approved by the participating taxing jurisdictions: City of Arlington, Tarrant County, JPS Hospital, and Tarrant County College districts.

The City of Arlington has successfully completed this process numerous times in cooperation with the other taxing jurisdictions on large, complex projects. We anticipate an expeditious approval process by the other jurisdictions.

**TIMELINE:** 45-60 days for all jurisdictions, concurrently.







- *Value: \$23,500,000.*
- *Based on requested square footage, tax rates and fee schedules.*
- *Granted upon building permit application.*
- *Guaranteed.*

## **BUILDING & IMPACT FEE WAIVERS**

- *All permit fees, impact fees, development fees, etc. would be waived by agreement.*
- *City would provide dedicated "fast-track" construction review and permitting team.*
- *3rd party review inspectors allowed.*

**APPROVAL  
PROCESS**



## APPROVAL PROCESS

Would be part of the economic development agreement.

Timeline: 45-60 days for all jurisdictions, concurrently.







## ARLINGTON HIRING GRANT

- *Value: \$12,500,000.*
- *Assumptions: 5% of 50,000 employees are Arlington residents.*
- *Based upon annual certification of employment.*
- *Guaranteed.*

**APPROVAL  
PROCESS**



## APPROVAL PROCESS

*Would be part of economic  
development agreement.*

*Timeline: 45-60 days.*



## LAND & INFRASTRUCTURE GRANT

- *Value: \$100,000,000.*
- *Assumptions: Estimated cost of land and additional infrastructure necessary to support Amazon.*
- *The proposed site is already within the Tax Increment Reinvestment Zone.*
- *Guaranteed.*

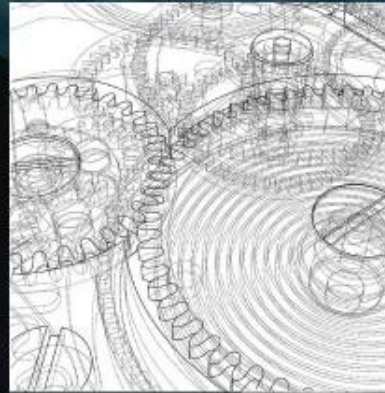
**APPROVAL  
PROCESS**



# APPROVAL PROCESS

*Requires approval of City Council  
and Tax Increment Reinvestment  
Zone (TIRZ) board.*

*Timeline: 30-45 days.*







## Creation of Municipal Management District (MMD)

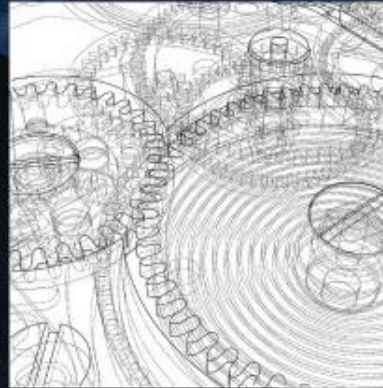
- *Tool to be used on corporate objectives to facilitate operations, maintenance and capital costs for public elements desired.*
- *Would depend on the monetary amount of tax exempt bonds issued for additional infrastructure, and the term of the bonds.*
- *Authorized under Texas state law.*
- *MMD allows issuance of tax exempt bonds for infrastructure purposes.*
- *City has successfully accomplished this in the past.*

**APPROVAL  
PROCESS**

# APPROVAL PROCESS

*An MMD must be approved by  
the Texas State Legislature.*

*Timeline: Must be sponsored by  
local governing body (City of  
Arlington) during the 2019 session  
of the Texas Legislature.*





## Existing Ballpark Building



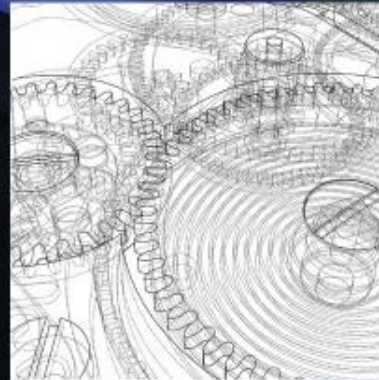
- *Class A office space, underground parking, existing infrastructure, and existing Ballpark building.*
- *Value: \$60,000,000.*
- *City Council and Texas Rangers approval.*
- *Guaranteed.*

**APPROVAL  
PROCESS**

# APPROVAL PROCESS

*Real estate contract and/or  
lease agreement to be  
approved by City Council.*

*Timeline: 30-45 days.*





# PARKING



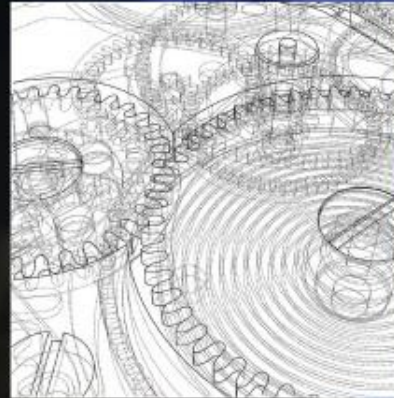
- Value: \$250,000,000.
- \$15,151 per space for 16,500 spaces. Scope of number of spaces/ structures can be expanded or contracted as necessary.
- City could construct improvements. Estimated nine-month construction phase per structure.
- Guaranteed.

APPROVAL  
PROCESS

# APPROVAL PROCESS

*Construction review and  
permitting.*

*Timeline: 45-60 days.*





## ADDITIONAL SITE VALUE

- *Existing facilities ease of repurposing.*
- *High sustainability with reuse.*
- *Extensive infrastructure in place.*
- *No excavation necessary.*
- *Low material costs.*



# SUMMARY OF INCENTIVE OFFERING

INCENTIVE	Estimated Value
Building and Impact Fee Waivers	\$23,532,474
Tax Abatement (equivalent to 100% from city, county, hospital, and college districts)	\$475,159,333
Arlington Hiring Grant	\$12,500,000
Land/Infrastructure Grant	\$100,000,000
Existing Ballpark Building w/Underground Parking and 160,000 sf Class-A Office Space	\$60,000,000
City-Provided Structured Parking	\$250,000,000
Municipal Management District (MMD)	Unilateral ability to issue tax-exempt bonds
<b>Total:</b>	<b>\$921,191,807</b>









